Geo-Environmental Consultants (NZ) Ltd
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Ground Contamination Assessment: Preliminary Site Investigation

Telegraph and Greendale Roads, Darfield (Lot 1 DP 616063, RT 1232529)

Report prepared for Darfield Estates Limited Partnership

31 May 2025

Project reference: 24-168

Quality Assurance

Title:	Ground Contamination Assessment: Preliminary Site Investigation Telegraph and Greendale Roads, Darfield (Lot 1 DP 616063, RT 1232529
Client:	Darfield Estates Limited Partnership
Version:	1
Date:	31 May 2025
Project Reference:	24-168

Prepared and approved for release by:	Kristel Franklin	
	Senior Environmental Scientist / SQEP *CMEngNZ (PEngGeol)* *BSc (Geology)* *MSc (Hazard and Disaster Management)*	**Signature:** 

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Disclaimer

This report has been prepared by Geo-Environmental Consultants (NZ) Ltd ("Geo-Env") only for the intended purpose as a Preliminary Site Investigation (PSI) for the proposed activity (subdivision) of the site, as described in Section 1. Data or opinions contained in this report may not be used in other contexts or for any other purpose without our prior review and agreement.

This report has been prepared based on site conditions as they exist at the time of the site walkover on 16 April 2025. Where data supplied by the client or other external sources have been used it has been assumed that the information is correct unless otherwise stated. No responsibility is accepted by Geo-Env for incomplete and inaccurate data supplied by others.

If subsequent investigations or remedial actions are undertaken from the date of this report then certain aspects of this report may no longer be relevant or require amendment. In addition, if HAIL activities occur on the site after the date of this report, then the conclusions and recommendations presented in this report may no longer be relied on.

The current investigation has been carried out to provide a level of characterisation commensurate with an acceptable assessment of site conditions.

This report has been prepared for the benefit of Darfield Estates Limited Partnership and Selwyn District Council for the purposes as stated above. No liability is accepted by Geo-Env or any of their employees with respect to the use of this report, in whole or in part, for any other purpose or by any other party.
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1.0 Introduction

Geo-Environmental Consultants (NZ) Ltd (Geo-Env) was engaged by Darfield Estates Limited Partnership to prepare a Ground Contamination Assessment: Preliminary Site Investigation (PSI) relating to a proposed subdivision of Lot 1 DP 616063, located on Telegraph and Greendale Roads in Darfield. The proposed development plan prepared by Survus Consultants Ltd, dated May 2025, is shown in Figure 1, and the full set of plans provided to Geo-Env is appended.

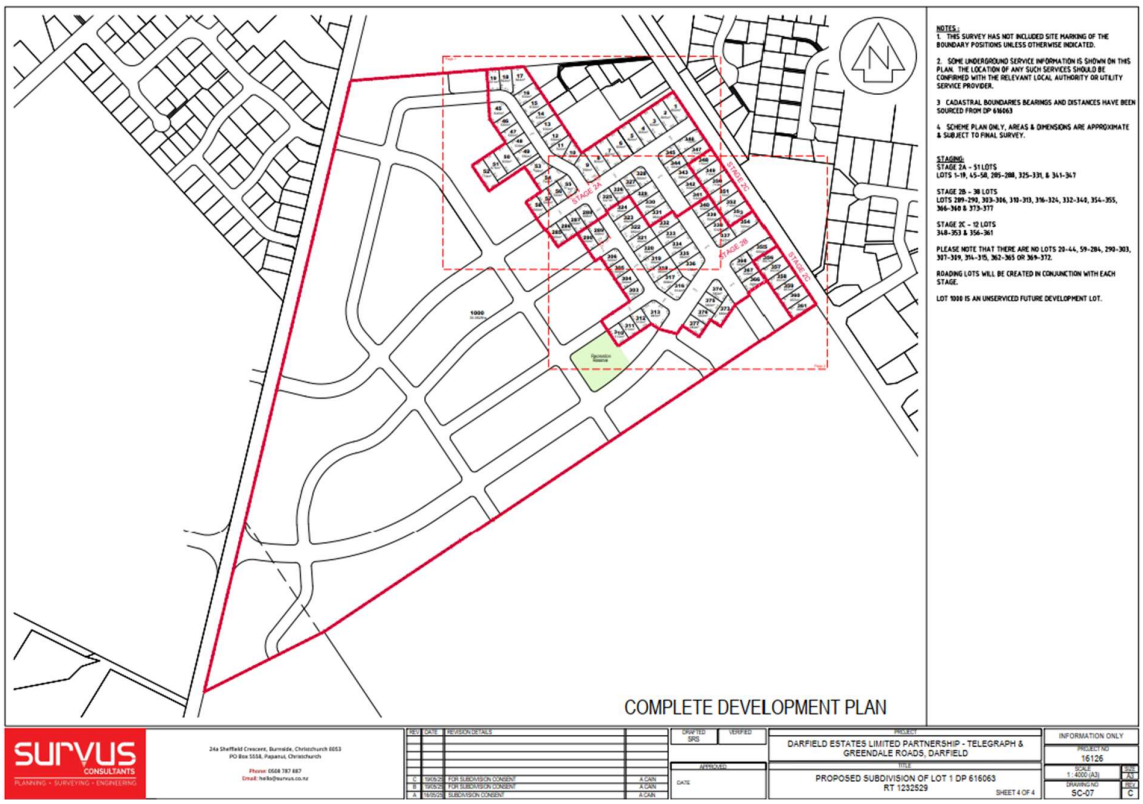


Figure 1: Proposed subdivision – Greendale and Telegraph Roads, Darfield

1.1 Proposed Activity

It is proposed to undertake a residential subdivision of the area outlined in Figure 1, which comprises ~37.4 hectares and an adjoining ~1.9 hectares. The staged subdivision is outlined on the image below, and as provided on the development plans in Appendix A. No earthworks plans were provided at the time of preparing this report.

STAGING:
STAGE 2A - 51 LOTS
LOTS 1-19, 45-58, 285-288, 325-331, & 341-347

STAGE 2B - 38 LOTS
LOTS 289-290, 303-306, 310-313, 316-324, 332-340, 354-355, 366-368 & 373-377

STAGE 2C - 12 LOTS
348-353 & 356-361

PLEASE NOTE THAT THERE ARE NO LOTS 20-44, 59-284, 290-303, 307-309, 314-315, 362-365 OR 369-372.

ROADING LOTS WILL BE CREATED IN CONJUNCTION WITH EACH STAGE.

LOT 1000 IS AN UNSERVICED FUTURE DEVELOPMENT LOT.

1.2 Investigation Objectives and Scope of Work

The National Environmental Standard for Assessing and Managing Contaminants in Soil (NESCS) to Protect Human Health[1] requires an investigation for properties that are undergoing a subdivision, a change of land use or significant land disturbance on a potentially contaminated site. The land use history of the site is assessed against the Hazardous Activities and Industries List (HAIL)[2].

The objective of the investigation is to prepare a PSI to assess the risk to human health as a result of the proposed activity. The scope of work for this assessment comprised the following:

- Desktop review of available information, including:
  - Regional geological and hydrological setting;
  - Historical aerial photography available from Canterbury Maps;
  - Review of the Environment Canterbury (ECan) Listed Land Use Register (LLUR);
  - Selwyn District Council (SDC) property file review;
  - Obtain and review a previous PSI relevant to the site; and
  - Any other relevant information provided to Geo-Env by the client.
- Site walkover inspection on 16 April 2025 by a senior environmental scientist (Suitably Qualified Environmental Practitioner);
- Development of a conceptual site model to facilitate a risk assessment; and
- Preparation of this PSI report summarising the above and consistent with the requirements outlined in the Ministry for the Environment (MFE) Contaminated Land Management Guideline (CLMG) No. 1[3] (Revised 2021).

[1] Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.
[2] Ministry for the Environment, April 2021: Hazardous Activities and Industries List
[3] Ministry for the Environment. 2021. Contaminated land management guidelines No 1: Reporting on contaminated sites in New Zealand (Revised 2021). Wellington: Ministry for the Environment.

2.0 Site Identification

The site is located in the Selwyn District, on the southern side of the developed residential area of Darfield, as shown on Figure 2.

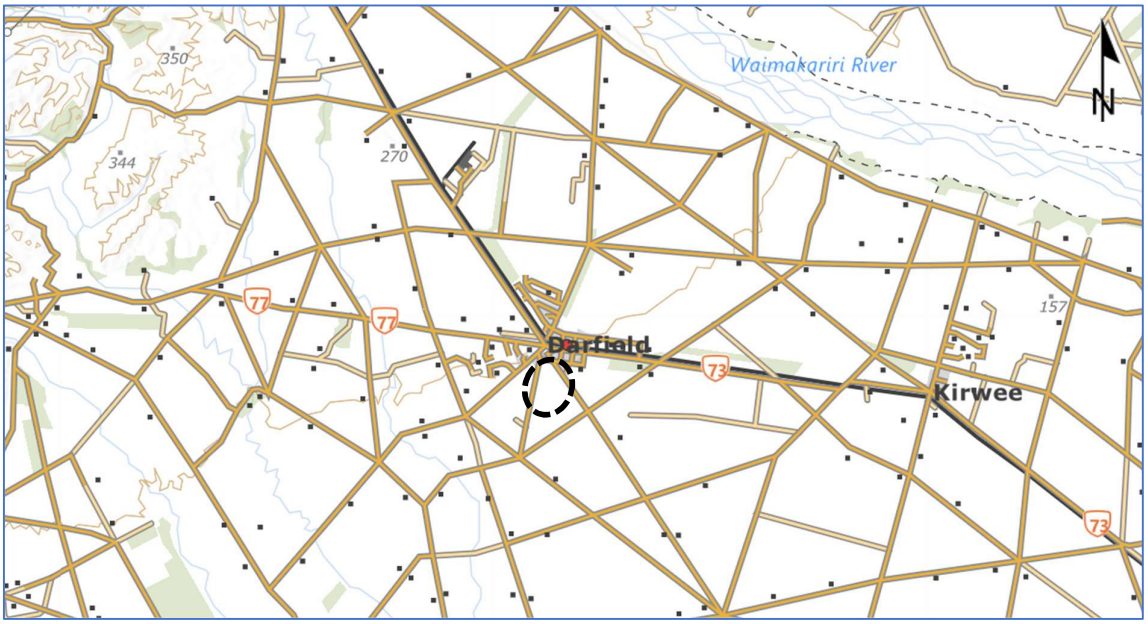


Figure 2: Site location, within the dashed highlighted area. Base topographic map sourced from Canterbury Maps.

Site identification details are listed below:

- **Street address**: Telegraph and Greendale Roads, Darfield
- **Legal description**: Lot 1 DP 616063, RT 1232529 (based on development plans prepared by Survus Consultants Ltd)
- **Area**: ~39.3 hectares

3.0 Site Description

3.1 Environmental Setting

The topography across the site is generally flat/near level with gentle undulations that are typical of the alluvial geomorphology of the Canterbury Plains.

Published geology[4] indicates the site is underlain by Late Pleistocene river deposits. A review of the GNS active faults database indicates there are no known active faults that cross the site, or in close proximity to the site.

A review of Canterbury Maps in April 2025 identified three nearby well log records located to the south of the subject site. Two of the three records (L35/0340 and L35/0598) had associated bore logs that show the deep ground conditions typically comprise clay-bound gravels and sandy gravels to depths >100m.

There are two main drainage channels on site, one runs approximately south to north adjacent to Greendale Road (Figure 3), which borders the site and the second channel crosses the south western area of site towards Creyke Road.

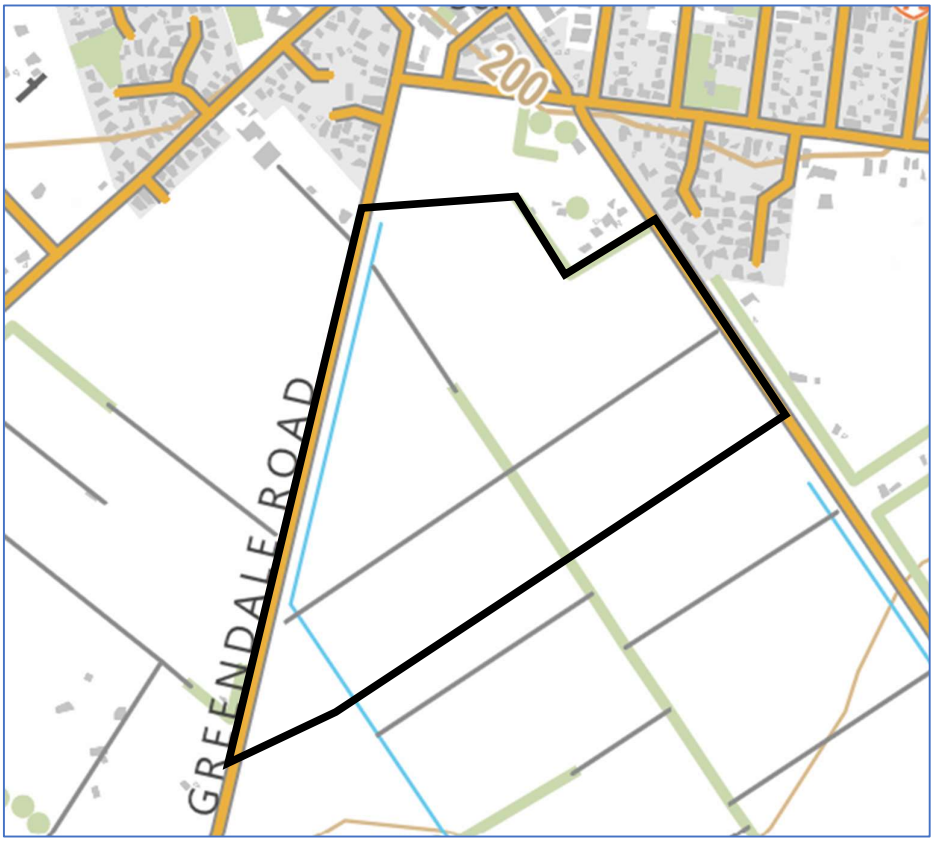


Figure 3: Drainage features (blue lines). Development area outlined (approximate). Base topographic map sourced from Canterbury Maps.

[4] Forsyth, P.J., Barrell, D.J.A., Jongens, R. (2008) (compilers), *Geology of the Christchurch Area,* Institute of Geological and Nuclear Sciences 1:250 000 map 16. 1 sheet. Lower Hutt, New Zealand. GNS Science. ISBN 987-0-478-19649-8

3.2 Site Layout and Inspection

The site is typical of many other dryland rural properties across the Canterbury Plains with the land predominantly divided into grassed/pasture areas. No structures were observed during the site walkover in April 2025. The site layout is shown on Figure 4 and representative photographs are provided in Appendix B.

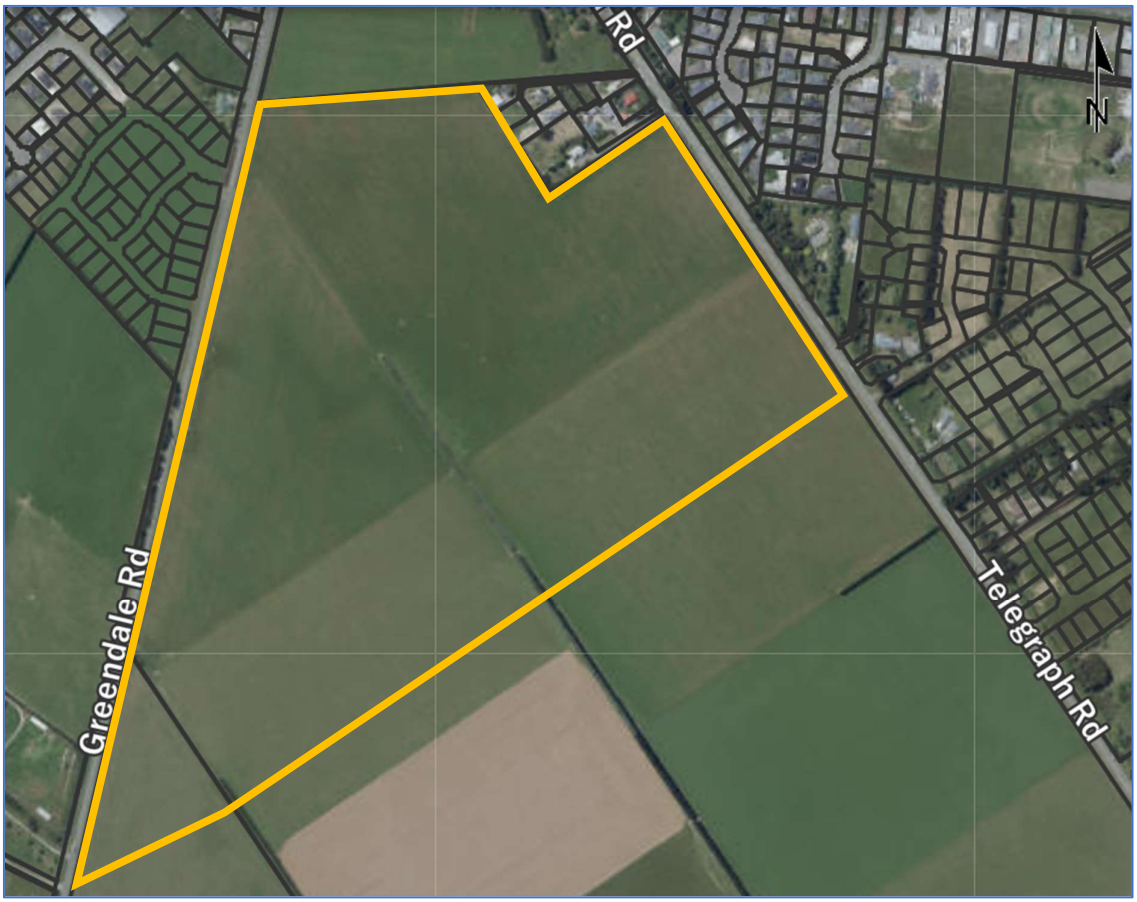


Figure 4: Site layout. Aerial image sourced from Canterbury Maps, April 2025.

3.3 Current Site Uses

The current district plan zoning shown on the Operative Selwyn District Plan is 'Living 1 and Living X Deferred (not yet developed) and zone "Residential Zone"' (Figure 5). At the time of the site walkover by Geo-Env in April 2025, there was no stock observed within the site or other site activities.

3.4 Surrounding Uses

The land surrounding the site currently comprises residential properties to the north and west, and predominantly rural land to the east and south, noting that the land to the south is zoned residential L2A Deferred The land to the east is LX deferred (not yet developed) and zoned residential, as shown on Figure 5.

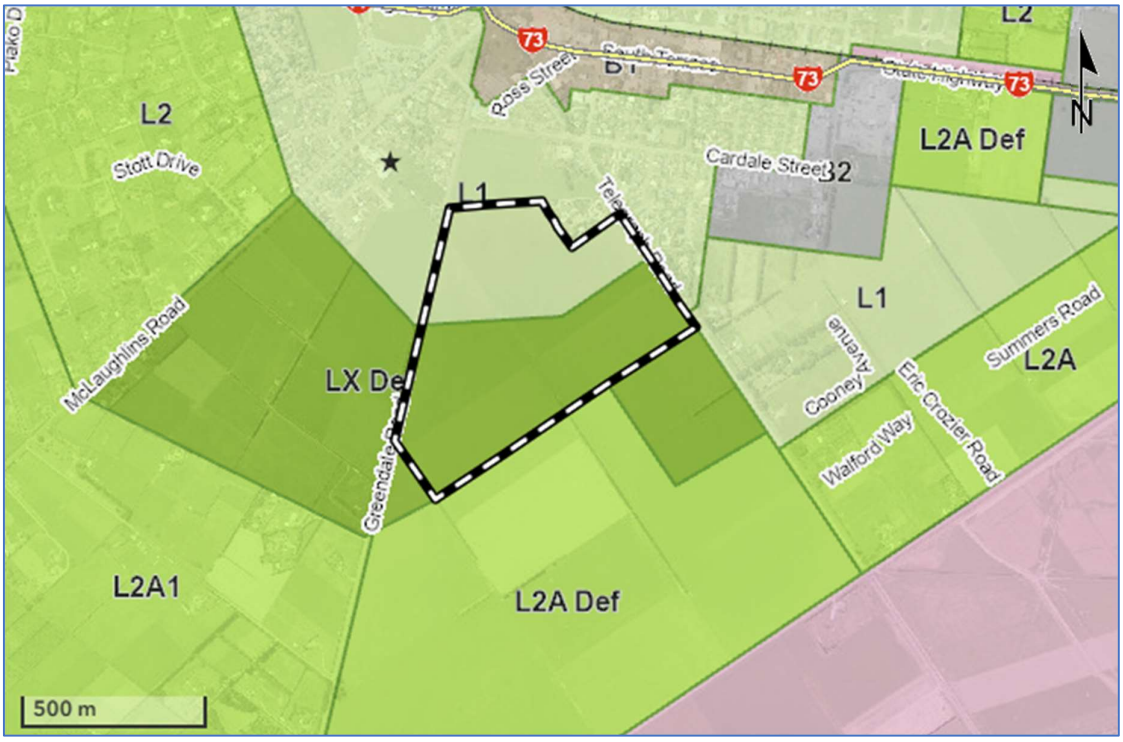


Figure 2: District Plan zoning. Development area outlined, noting the area also includes the ~1.9 hectare area to the southwest of the outlined section.
Image sourced from: https://eplan.selwyn.govt.nz/eplan/property

4.0 Historical Site Use

4.1 Property File

The SDC property file relating to the site was requested by Geo-Env on 1 April 2025. Geo-Env was advised by SDC on the day requested that there was limited information available for the property.

No information relating to actual or potential HAIL activities was sighted. A prior reference to potential contamination due to sheep being led onto the site from a neighbouring sheep dip has not been substantiated. A PSI completed in August 2022 documents that this claim is unlikely given the presence of a water race between the properties in question; absence of a bridge, and an owner interview for the subject site that stated sheep were dipped in a community facility, not on site or neighbouring properties. The previous PSI is discussed further in the following section.

4.2 Environment Canterbury Listed Land Use Register

A search of the ECan LLUR was completed on 3 April 2025. The LLUR is a database containing records of contaminated, potentially contaminated and remediated (previously contaminated) sites in Canterbury. It is not an exhaustive database, i.e. an unregistered site does not confirm that there have never been any HAIL activities undertaken on the site in the past.

The LLUR property statement is provided in Appendix C, which indicates no HAIL areas within the site, or intersecting the area of enquiry. The statement refers to an August 2022 PSI completed by Sephira Environmental Limited (Sephira), referenced as INV335144 on the LLUR. The previous PSI was requested from ECan and reviewed by Geo-Env, as summarised below in terms of the documented site history:

- Records of Title: no records of previous land use that indicate potentially ground contaminating activities were identified, which dated back to 1886.
- Aerial photographs: four burn piles identified across the site in 2012 aerial imagery, no other potentially ground contaminating activities identified.
- Site walkover: No potentially ground contaminating activities identified, including the former burn piles (i.e., no anthropogenic material was noted).
- Owner interview: Andrew Gillanders was interviewed by Sephira in August 2022. The Gillanders family have owned and utilised the land for four generations. No sheep dips were ever located on site, and stock were transported to a community dip. Burn piles comprise gorse and other vegetation only (no fence posts or other waste materials).
- Conclusion: Based on the information provided in their report, Sephira considered it “less than likely” that HAIL activities have occurred at the site and accordingly the NESCS does not apply.

4.3 Owner Interview

Discussions between Geo-Env and the owner (Andrew Gillanders) at the time of the site visit in April 2025 were consistent with the Sephira report: no ground contaminating activities were identified by the owner.

4.4 Aerial Photographs

Aerial images retrieved from Canterbury Maps and Google Earth were reviewed. A summary is provided in Table 1 and representative images are provided in Appendix D.

Table 1: Aerial photograph review

Date	Comments
1940 - 1944	Paddocks – no structures visible, land use inferred for stock grazing. Undulations indicative of former channels trending approximate north-south are visible within the site. No HAIL activities discernible.
1955 - 1959	Similar site layout to previous aerial.
1965 - 1969	Partial site coverage (northern extent of site only). No HAIL activities discernible.
1975 - 1979	Paddocks – no structures visible. No HAIL activities discernible
1980 - 1984	Similar to previous aerial.
1985 - 1989	Similar to previous aerial.
1995 - 1999	Similar to previous aerial.
2010 - 2014	Similar to previous aerial.
2015 - 2019	Similar to previous aerial.
Google Earth images	Available for selected dates between 2009 and 2023 – no HAIL activities identified on the images sighted.

5.0 Risk Assessment

5.1 Conceptual Site Model

A conceptual site model (CSM) is a representation of the source (contaminants) and receptors (i.e., site users or the environment), and any exposure pathways. Risk is considered to exist where a receptor is exposed to a contaminant by means of a complete pathway. Due to the absence of any HAIL activities identified during the site history review and walkover by Geo-Env, there is no source of potential contamination and accordingly no exposure pathways.

5.2 NESCS Regulations

Regulations 5(7) and 5(8) of the NESCS[5] are referenced in Figure 6 in terms of whether the site is considered a 'piece of land'. Based on the assessment completed as part of this PSI, it is concluded that no current or former HAIL activities have been identified at the site, and Geo-Env considers that the NESCS does not apply (i.e., the land is not covered / not a 'piece of land').

Land covered

(7) The piece of land is a piece of land that is described by 1 of the following:
- (a) an activity or industry described in the *HAIL* is being undertaken on it:
- (b) an activity or industry described in the *HAIL* has been undertaken on it:
- (c) it is more likely than not that an activity or industry described in the *HAIL* is being or has been undertaken on it.

(8) If a piece of land described in subclause (7) is production land, these regulations apply if the person wants to—
- (a) remove a fuel storage system from the piece of land or replace a fuel storage system in or on the piece of land:
- (b) sample or disturb—
  - (i) soil under existing residential buildings on the piece of land:
  - (ii) soil used for the farmhouse garden or other residential purposes in the immediate vicinity of existing residential buildings:
  - (iii) soil that would be under proposed residential buildings on the piece of land:
  - (iv) soil that would be used for the farmhouse garden or other residential purposes in the immediate vicinity of proposed residential buildings:
- (c) subdivide land in a way that causes the piece of land to stop being production land:
- (d) change the use of the piece of land in a way that causes the piece of land to stop being production land.

Figure 6: NESCS Regulations 5(7) and 5(8)

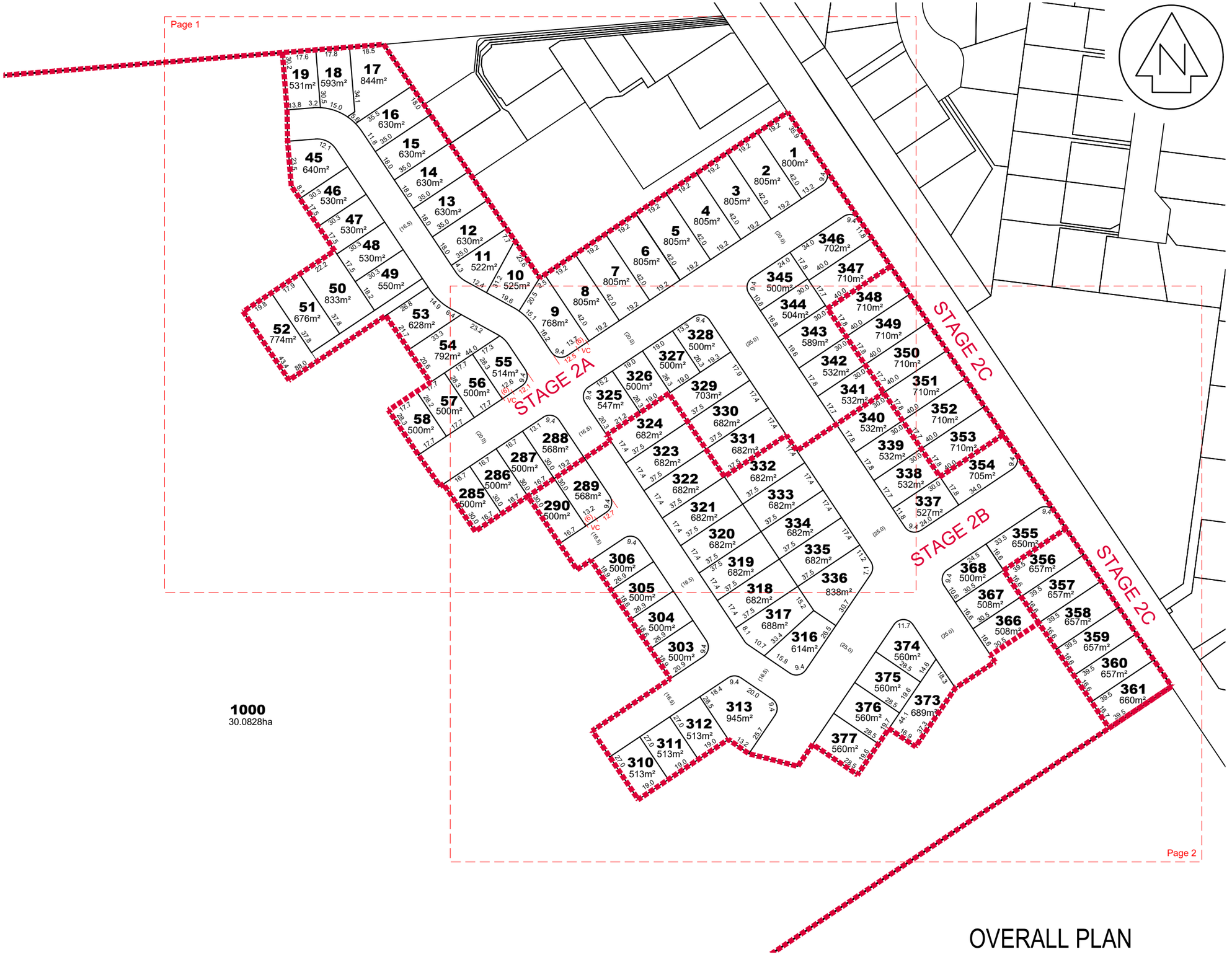
[5] https://www.legislation.govt.nz/regulation/public/2011/0361/latest/whole.html#DLM4052203

6.0 Conclusions and Recommendations

Darfield Estates Limited Partnership is proposing a subdivision of Lot 1 DP 616063 on Telegraph and Greendale Roads, Darfield for residential purposes.

The risk assessment completed and presented in this PSI report has not identified any current or former HAIL activities. Geo-Env concludes that the NESCS does not apply to the proposed activity, and there are no recommendations or conditions of consent relating to the proposed activity in terms of ground contamination matters.

Appendix A: Scheme Plan (Survus Consultants)



NOTES :

1. THIS SURVEY HAS NOT INCLUDED SITE MARKING OF THE BOUNDARY POSITIONS UNLESS OTHERWISE INDICATED.

2. SOME UNDERGROUND SERVICE INFORMATION IS SHOWN ON THIS PLAN. THE LOCATION OF ANY SUCH SERVICES SHOULD BE CONFIRMED WITH THE RELEVANT LOCAL AUTHORITY OR UTILITY SERVICE PROVIDER.

3 CADASTRAL BOUNDARIES BEARINGS AND DISTANCES HAVE BEEN SOURCED FROM DP 616063

4 SCHEME PLAN ONLY, AREAS & DIMENSIONS ARE APPROXIMATE & SUBJECT TO FINAL SURVEY.

STAGING:
STAGE 2A - 51 LOTS
LOTS 1-19, 45-58, 285-288, 325-331, & 341-347

STAGE 2B - 38 LOTS
LOTS 289-290, 303-306, 310-313, 316-324, 332-340, 354-355, 366-368 & 373-377

STAGE 2C - 12 LOTS
348-353 & 356-361

PLEASE NOTE THAT THERE ARE NO LOTS 20-44, 59-284, 290-303, 307-309, 314-315, 362-365 OR 369-372.

ROADING LOTS WILL BE CREATED IN CONJUNCTION WITH EACH STAGE.

LOT 1000 IS AN UNSERVICED FUTURE DEVELOPMENT LOT.

OVERALL PLAN

SURVUS CONSULTANTS
PLANNING + SURVEYING + ENGINEERING

24a Sheffield Crescent, Burnside, Christchurch 8053
PO Box 5558, Papanui, Christchurch

Phone: 0508 787 887
Email: hello@survus.co.nz

REV	DATE	REVISION DETAILS	
C	19/05/25	FOR SUBDIVISION CONSENT	A CAIN
B	19/05/25	FOR SUBDIVISION CONSENT	A CAIN
A	16/05/25	SUBDIVISION CONSENT	A CAIN

DRAFTED	VERIFIED
SRS	

APPROVED

DATE

PROJECT
DARFIELD ESTATES LIMITED PARTNERSHIP - TELEGRAPH & GREENDALE ROADS, DARFIELD

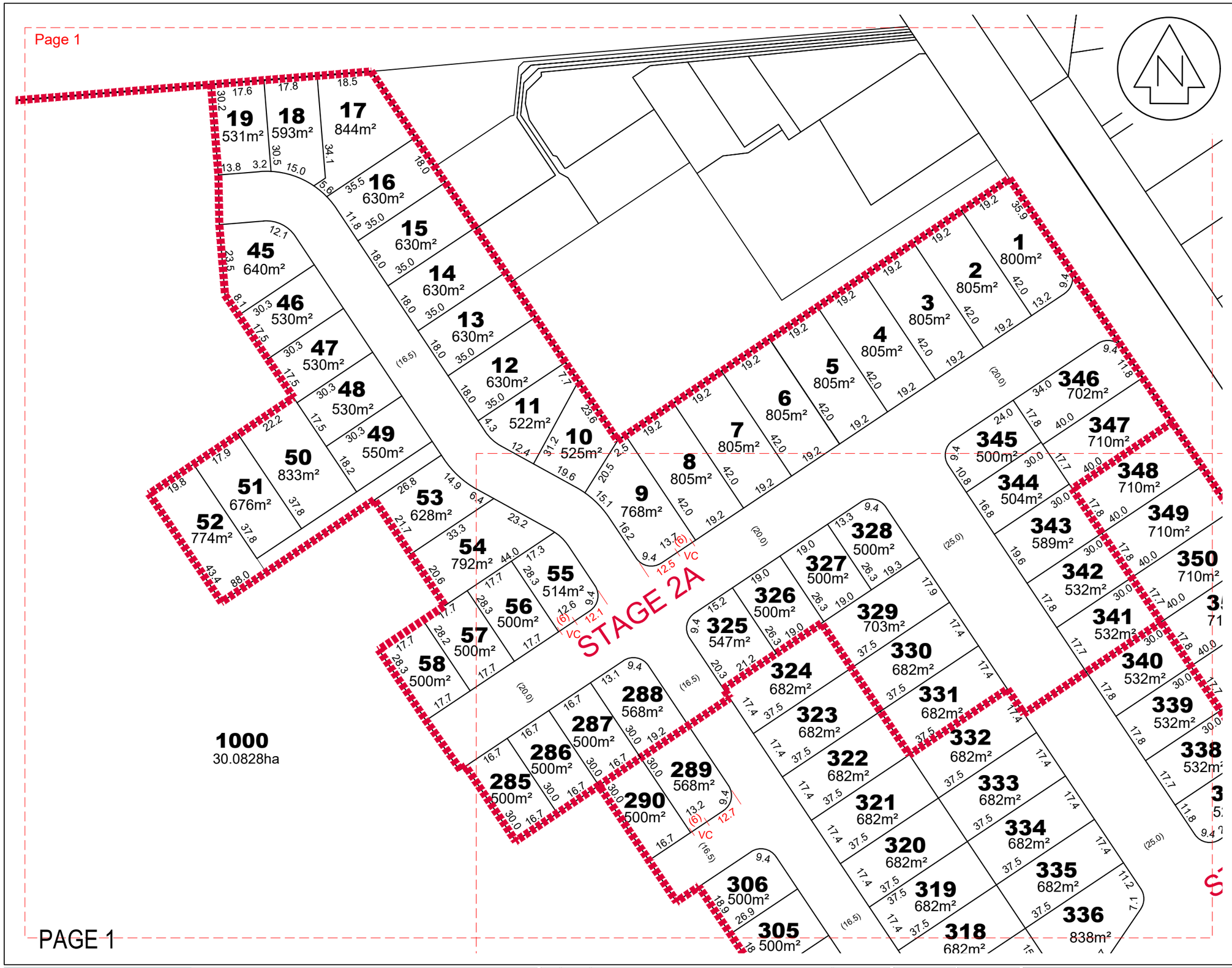
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RT 1232529
SHEET 1 OF 4

INFORMATION ONLY

PROJECT NO 16126

SCALE 1 : 4000 (A3) | SIZE A3

DRAWING NO SC-07 | REV C



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PAGE 1

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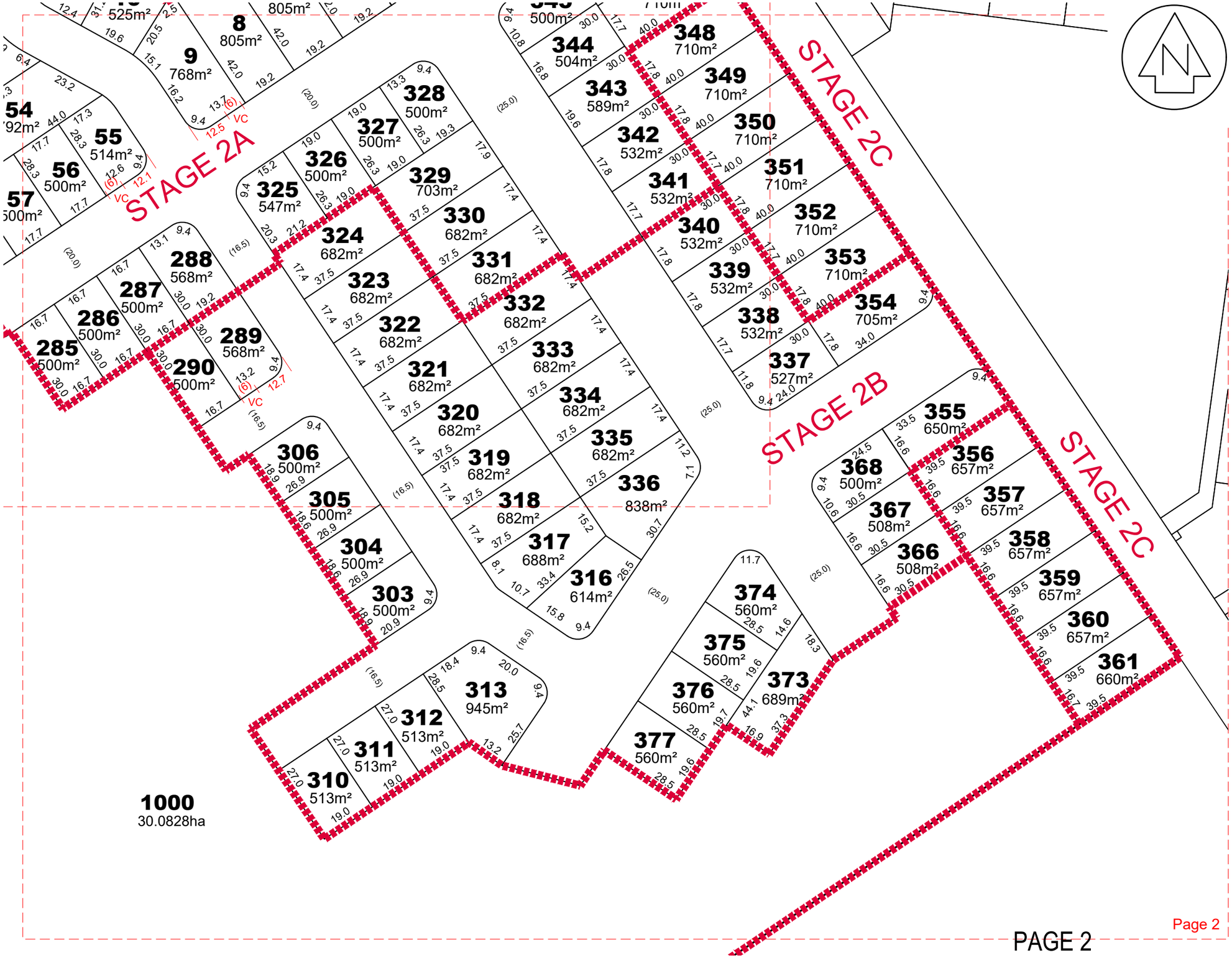
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DRAFTED: SRS
VERIFIED:
APPROVED:
DATE:

PROJECT: DARFIELD ESTATES LIMITED PARTNERSHIP - TELEGRAPH & GREENDALE ROADS, DARFIELD

TITLE: PROPOSED SUBDIVISION OF LOT 1 DP 616063
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SHEET 2 OF 4

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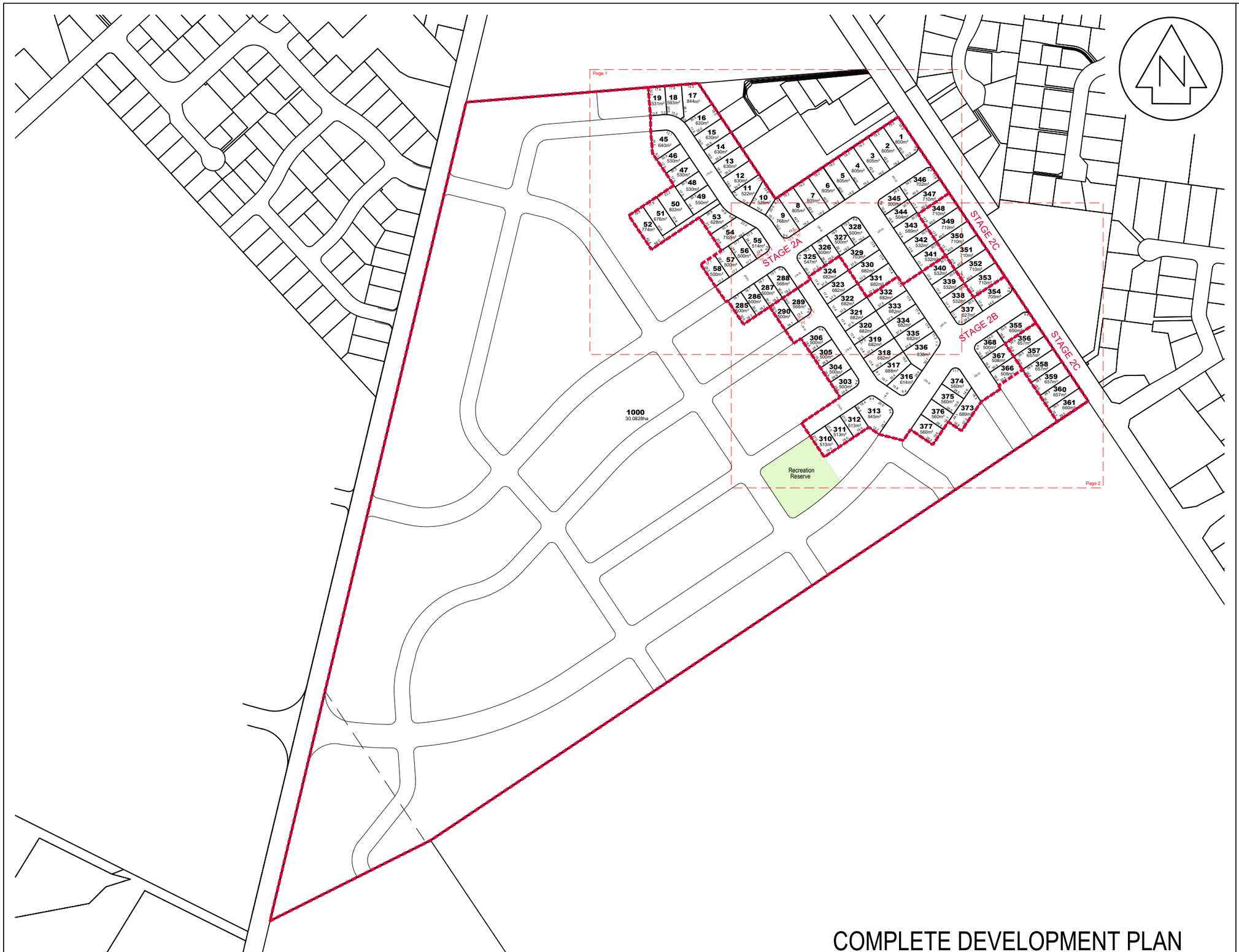
SHEET 3 OF 4

INFORMATION ONLY

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DRAWING NO: SC-07 | REV: C



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SRS	

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RT 1232529
SHEET 4 OF 4

INFORMATION ONLY

PROJECT NO	
16126	
SCALE	SIZE
1 : 4000 (A3)	A3
DRAWING NO	REV
SC-07	C

Appendix B: Photographic Record (16 April 2025)



Photograph B1. Site view looking southwest from Telegraph Road.



Photograph B2. Looking northwest from Telegraph Road.



Photograph B3: Looking southeast towards Creyke Road.



Photograph B4: Looking north adjacent to Greendale Road.

Appendix C: ECan LLUR

Environment Canterbury
Regional Council
Kaunihera Taiao ki Waitaha

Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

P. 03 365 3828
F. 03 365 3194
E. ecinfo@ecan.govt.nz

www.ecan.govt.nz

Dear Sir/Madam

Thank you for submitting your property enquiry from our Listed Land Use Register (LLUR). The LLUR holds information about sites that have been used or are currently used for activities which have the potential to cause contamination.

The LLUR statement shows the land parcel(s) you enquired about and provides information regarding any potential LLUR sites within a specified radius.

Please note that if a property is not currently registered on the LLUR, it does not mean that an activity with the potential to cause contamination has never occurred, or is not currently occurring there. The LLUR database is not complete, and new sites are regularly being added as we receive information and conduct our own investigations into current and historic land uses.

The LLUR only contains information held by Environment Canterbury in relation to contaminated or potentially contaminated land; additional relevant information may be held in other files (for example consent and enforcement files).

Please contact Environment Canterbury if you wish to discuss the contents of this property statement.

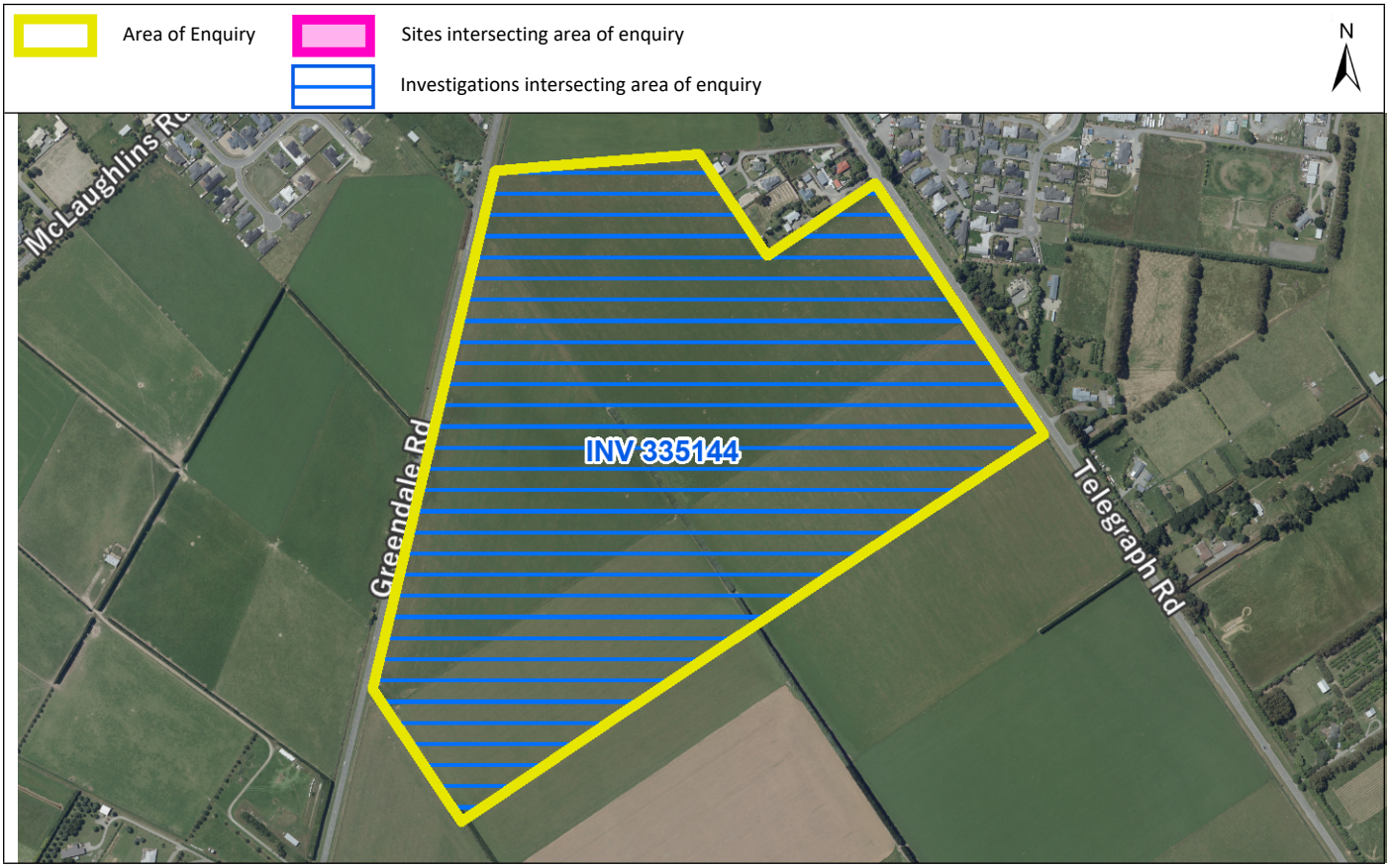
Yours sincerely

Contaminated Sites Team

Property Statement
from the Listed Land Use Register

Visit ecan.govt.nz/HAIL for more information or
contact Customer Services at ecan.govt.nz/contact/ and quote ENQ413626

Date generated: 29 April 2025
Land parcels: Part RS 25014



The information presented in this map is specific to the property you have selected. Information on nearby properties may not be shown on this map, even if the property is visible.

Sites at a glance

Sites within enquiry area

There are no sites associated with the area of enquiry.

More detail about the sites

There are no sites associated with the area of enquiry.

Nearby investigations of interest

INV 335144 **Preliminary Site Investigation Telegraph Road, Darfield**
Sephira Environmental Ltd - Preliminary Site Investigation
1 Aug 2022

Summary of investigation(s):

In August 2022, Sephira Environmental was engaged to undertake a Preliminary Site Investigation (PSI) at Telegraph Road, Darfield (the site) to support a proposed land use change. The PSI included a review of Selwyn District Council property files, Environment Canterbury's Listed Land Use Register (LLUR), LINZ records, historical aerial photographs, as well as a site inspection and interview with one of the landowners. The site has been used as pasture since the 1940s. Some vegetation burn piles were identified at the site but these were confirmed to have only contained organic material. No HAIL activities were identified at the property. The investigation (INV335144) has been categorised as verified non-HAIL, and no sites or activities have been recorded against the site on the LLUR.

Disclaimer

The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987.

The information contained in this report reflects the current records held by Environment Canterbury regarding the activities undertaken on the site, its possible contamination and based on that information, the categorisation of the site. Environment Canterbury has not verified the accuracy or completeness of this information. It is released only as a copy of Environment Canterbury's records and is not intended to provide a full, complete or totally accurate assessment of the site. It is provided on the basis that Environment Canterbury makes no warranty or representation regarding the reliability, accuracy or completeness of the information provided or the level of contamination (if any) at the relevant site or that the site is suitable or otherwise for any particular purpose. Environment Canterbury accepts no responsibility for any loss, cost, damage or expense any person may incur as a result of the use, reference to or reliance on the information contained in this report.

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Appendix D: Aerial Photographs

Aerial images sourced from Canterbury Maps. All images are orientated north.



1940 – 1944 aerial image.



1955 – 1959 aerial image.



1975 – 1979 aerial image.



1980 – 1984 aerial image.



1985 – 1989 aerial image.



1995 – 1999 aerial image.



2010 – 2014 aerial image:



2015 – 2019 aerial image.